



Zoning Board of Appeals Agenda
Tuesday, February 15, 2022
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
via video conference on Cisco Webex
425 East State Street
Rockford, IL 61104
779-348-7423

The Mayor has determined that an in-person meeting is not practical or prudent because of the COVID-19 pandemic. Since the board will not be physically present but want to hear all comments on each item, the following procedure will be in place:

Interested Parties for ZBA:

- Written public comments can be submitted through 5:00 pm, February 15, 2022.
 - Please submit written comments via email to Leisha.Kury@rockfordil.gov.
 - Comments can also be hand delivered to City Hall at the Permit Center located on the first floor at 425 East State Street. Envelopes must be addressed to Scott Capovilla, Planning & Zoning Manager, Dept. of Community & Economic Development.
- Meeting will be live streamed via this link:
<https://rockfordil.webex.com/rockfordil/j.php?MTID=med95136e831c24127c96c3d0c975aae9>

ZBA 060-21

Applicant
Ward 11

2308 20th Avenue

Gidion Solanki

Special Use Permit for outdoor storage of a shipping container in an I-1, Light Industrial Zoning District
Laid over from January

ZBA 001-22

Applicant
Ward 1

5924, 5926, 5942, 5944, and 5972 Apawamis Was and 910 North Mulford Road

Attorney Mario Tarara for Joseph Fanara

Zoning Map Amendment from C-1, Limited Office Zoning District to R-2, Two-family Residential Zoning District

ZBA 002-22

Applicant
Ward 3

412 North Church Street

Jennifer Smith for Emmanuel Episcopal Church

Variation to allow two (2) dumpsters in the front yard along North Court Street, a **Variation** to allow a dumpster enclosure six (6) feet in height in the front yard along North Court Street, and a **Variation** to allow a shed in the front yard along North Court Street in a C-1, Limited Office Zoning District

ZBA 003-22

Applicant
Ward 12

3303 North Main Street

Attorney Sherry Harlan for Stephen Beers

Special Use Permit for residential self-storage buildings; and a Variation to reduce the required side yard setback from six (6) feet to zero (0) feet, a Variation to eliminate the four (4) foot open green space along the north and south sides of the property and a Variation to allow two freestanding monument signs on one lot in a C-2, Limited Commercial Zoning District

ZBA 004-22

Applicant
Ward 14

5075 28th Avenue

Richard Webster for Home City Ice

Variation to eliminate the four (4) foot open green space along the west side of the property, a **Variation** to eliminate interior landscape island and foundation landscaping as shown on submitted landscape plan, a **Variation** to reduce the required 11 shade trees to four (4) shade trees and a **Variation** to eliminate the required frontage landscape units in an I-1, Light Industrial Zoning District

ZBA 005-22

Applicant
Ward 6

1321 Sandy Hollow Road

Attorney Marvin Keys for 2018DT Sandy Hollow, LLC

Special Use Permit for an indoor residential self-storage facility in a C-3, General Commercial Zoning District

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, February 28, 2022 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, March 7, 2022**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.